Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

405/6 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$610,000

Median sale price

Median price	\$602,500	Pro	perty Type Uni	t	Subu	rb Hawthorn
Period - From	01/10/2021	to	31/12/2021	Sou	Irce REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2/6 Osborne Ct HAWTHORN 3122	\$605,000	23/11/2021
2	2/65-69 Riversdale Rd HAWTHORN 3122	\$593,000	10/02/2022
3	105/6 Lisson Gr HAWTHORN 3122	\$563,000	22/11/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/03/2022 13:43



THE AGENCY





Property Type: Agent Comments Luke Saville 03 8578 0399 0437 720 806 lukesaville@theagency.com.au

Indicative Selling Price \$610,000 Median Unit Price December quarter 2021: \$602,500

Comparable Properties



2/6 Osborne Ct HAWTHORN 3122 (REI)



Price: \$605,000 Method: Auction Sale Date: 23/11/2021 Property Type: Unit Agent Comments

Agent Comments



2/65-69 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$593,000 Method: Private Sale Date: 10/02/2022 Property Type: Apartment



105/6 Lisson Gr HAWTHORN 3122 (REI/VG)



Price: \$563,000 Method: Private Sale Date: 22/11/2021 Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399



propertydata

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